



City of
Rockville
Get Into It

**Historic District Commission Staff Report:
Courtesy Review
HDC2012-00572, 16100 Frederick Road**

MEETING DATE: 4/19/12

REPORT DATE: 4/12/12

FROM: Robin D. Ziek, Preservation Planner,
Planning, CPDS
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: COURTESY REVIEW: review
proposed exterior alterations to
doors, windows, new exterior stairs,
fencing, playground area for daycare
use of the King Farm Farmstead
house.

APPLICANT: Sithy Munsin
Family Academy of Bethesda, Inc.
4324 Montgomery Avenue
Bethesda, MD 20814
(City of Rockville, Owner)

FILING DATE: 3/1/12

RECOMMENDATION: Recommend that the applicant redesign the fire stairs on north side of building to reduce size, scale and massing. The overall proposal, with fenced playground areas and new ingress and egress alterations, is generally compatible with the resource.

EXECUTIVE SUMMARY: The HDC is asked to review the proposed exterior alterations, and provide comments regarding the appropriateness of the alterations, which include two exterior fire stairs, fencing and a playground area for use by the daycare (proposed tenant of King Farm Farmstead house).

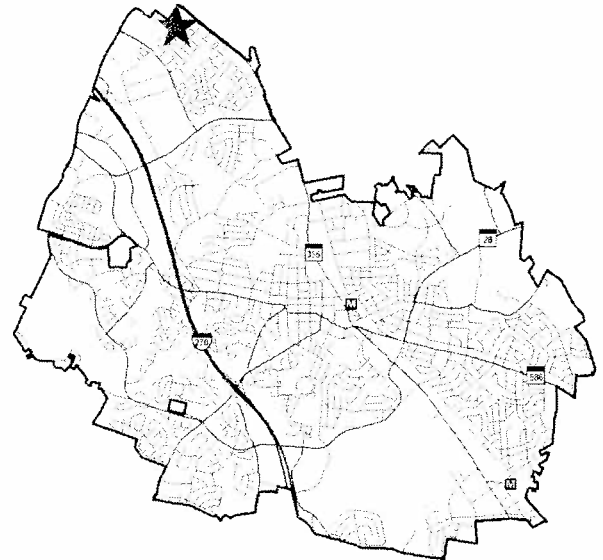


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ATTACHMENTS

ApplicationCircle 1-9

RECOMMENDATION

HDC review is limited to the exterior alterations, which appear to be generally compatible in concept with the historic resource, albeit with a more intensive use. Application of the Secretary of the Interior's Standards for Rehabilitation to the exterior alterations only is provided, and Standards # 2, 5, 8, 9, and 10 will apply (see page 9). The 2nd floor egress stairway on the north side of the building, however, should be reconfigured to reflect a more open design (similar to the proposed egress stairway on the west side of the building). This may require alterations to the window openings. One option may be to install fire-rated materials on the interior, and retain the existing windows in place, to minimize changes to the exterior.

A further recommendation is that all doors, windows and trim to be removed should be stored on site; photographic documentation of the interior of the building, with particular emphasis on areas and details to be removed/altered, should be undertaken prior to beginning the work. The documentation should be provided to Peerless Rockville for an addition to their archives. While the proposed school use is more intensive than single-family residential and may have an impact on the floors and stairs, this can be mitigated with appropriate floor treatment, such as protective carpeting.

SITE DESCRIPTION

Location: 16100 Frederick Road (see page 6)

Applicant: Sithy Munsin, Family Academy of Bethesda, Inc.
(Daycare and Montessori school)

**Land Use
Designation:** City Park

Zoning District: PD-KF (see page 7)

Existing Use: City Park (vacant building)

Vicinity

The King Farm Farmstead Park is located at the northern limits of the City, within the King Farm development (PD-KF). The entire park includes 8 acres, but the applicant is specifically interested in leasing the King Farm residence and associated open ground (see page 10). The yard is proposed to be divided into several play areas for the children at the school. The farmhouse sits on high ground overlooking Frederick Road, and is a key element of the historic site. The remaining farm buildings sit on either side of the farm lane to the west of the house. The existing driveway access from Frederick Road leads from the northeast corner of the property, across the front of the property to the south side of the house. The portion of the original driveway that led back to Frederick Road has been abandoned, and egress is now provided with the farm lane that runs through the property to Grand Champion Drive.



Aerial view looking north

Site Analysis:

The King Farm Farmstead property was locally designated in 2006 as an outstanding example of the early 20th century dairy farm industry in the Rockville vicinity; and for agricultural advocacy undertaken by Lawson King and his family. The property retains several farm buildings associated with the King Family, including the primary residence. The 8-acre park lies at the edge of the recently developed King Farm community, with apartments and town houses facing the farm property along the south and west edges. The large open area at the southeast corner of the park has been redeveloped as a community garden. The Horse Barn is currently used by Bikes for the World; and the City is considering tenancy for Habitat for Humanity in half of the Dairy Barn to warehouse materials associated with their ReStore recycling store.

Discussion Of The Proposed Project And Materials

The Family Academy of Bethesda, Inc. has an established daycare and Montessori school program for infants to children 6 years old that provides year-round educational programming in Bethesda. They would like to expand their operations into Rockville. The business currently operates in residential property, and the King Farm Farmstead House will allow them to provide a residential environment in this location (see <http://familyacademyofbethesda.com/>.)



Front Elevation



Rear Elevation

The attached site plan indicates the following proposed changes (see Circle 4):

- Site access: use entrance from both Frederick Road and Grand Champion, but exit only at Grand Champion;
- Turn-around: construct on the south side of the driveway at the southwest corner of the house. This is designed to allow people who are entering from Grand Champion Drive to turn around and exit in that direction. All children will be dropped off by the house in this vicinity and escorted into the school by teachers;
- Fencing for small playground with equipment at the northwest corner of the house; and, fencing for future play areas: use the open field at the southeast corner of the property; All board fencing will match existing, but with the addition of 1" square wire fencing on the interior side.



Farm Lane, looking west



Entrance on 355



Open field at SE corner of farm

Alterations to the exterior of the house are required by fire/health safety codes and concern entrances and exits (see Circle 8-9):

- The existing enclosed porch at the northwest corner of the house will be redesigned as the main entrance to the facility. The existing rear steps will be removed and the doorway will be designed to accommodate ADA access into the new entrance.
- A handicapped ramp will be constructed at the northwest corner of the house to provide access into the new entrance foyer (see Circle 6). The existing rear door with steps off of the carport will remain.
- A new fire stair will be built along the west edge of the house that will provide egress from the 2nd floor (see Circle 6,9).
- A second new fire stair is proposed on the north side of the house for egress from the 2nd floor. The existing side porch will be removed, and the 1st floor doorway will be removed (see Circle 6,9).



**Proposed new entrance at northwest corner of house
Side (N) and Rear (W) of House**

Alterations to the interior of the house will provide space for the required classrooms and associated school needs, such as a kitchen (see Circle 5):

- On the first floor, the central hall remains defined, but the doorways into the kitchen and the living room will be opened up and widened (see circle .);
- Doorways between the dining room and the kitchen will be removed, and the stair to the basement from the kitchen will be closed (walled over);
- The doorway into the small porch off of the kitchen will be removed and the wall opening widened for easy access between the porch and the kitchen;
- In the living room, the wall between the living room and the back porch will be removed, effectively enlarging the room;
- An ADA bathroom will be inserted into the pantry.

On the second floor, access into the new classrooms will be provided by widening door openings off of the hall. All of the rooms on the south side of the building will be combined into one open area (see Circle 5).

Fire stairs on the rear (W) of the house will be provided with a single flight of stairs from a new doorway in the sleeping porch. All of the windows on the west elevation adjacent to the fire stairs will be removed/covered over. Staff recommends that the required fire separation be provided by closing up the windows on the interior only, and that the windows on the exterior should be retained.

The proposed fire stairs on the side (N) of the house appear to be a substantial new element on the structure (see Circle 9). The stairs are positioned between two existing windows to preserve the window openings, and a new doorway is proposed for access to the stairs. The exterior stairs are enclosed per fire safety code. While the applicant proposes the addition of a window in the fire stair wall, staff feels that reconfiguration of this element is needed to reduce the size, scale and massing of the fire stairs. Perhaps one way of accomplishing this is to use the proposed west fire stairs as a model and run the stairs closer to the house. All adjacent window openings would be covered over on the interior, but retained on the exterior to maintain the appearance of the exterior of the house.

Community Outreach

Posting of sign on property; postcard notices sent out to residents within 500' of the park property; staff report posted on City's web site; agenda sent to listserve for civic associations.

Findings






Finding that the project meets Secretary of the Interior's Standards for Rehabilitation:

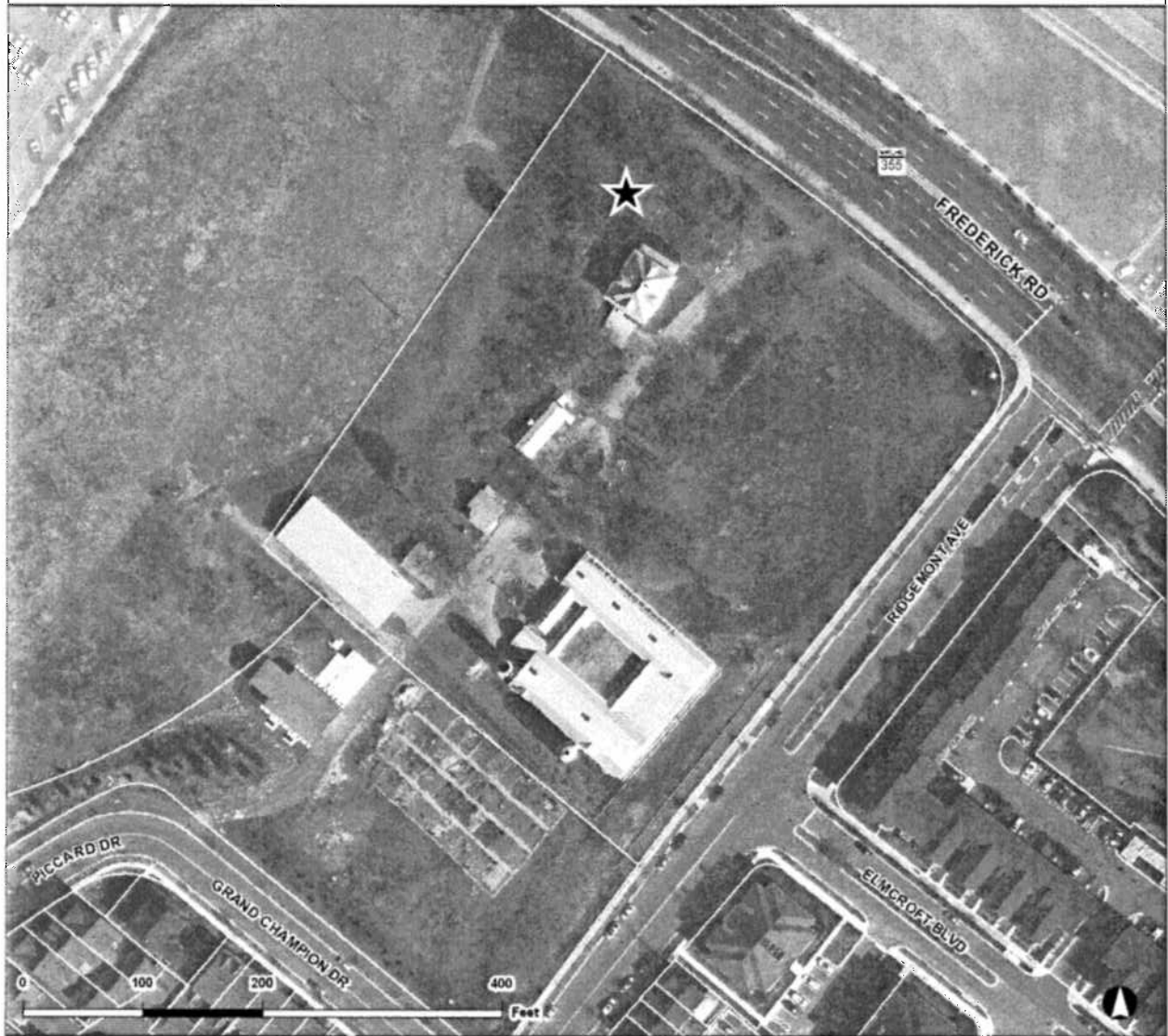
#2: The major alterations on the exterior involve required ingress and egress. If these are done in such a manner to reduce the size, scale and massing of the new elements

(handicapped ramp, fire stairs), the impact on the historic character will also be minimized.

- #5: The exterior materials and character-defining features, such as the siding, windows, and front porch, will be retained.
- #8: There is minimal ground disturbance proposed, and therefore, archaeological resources should not be affected by the proposal
- #9: The proposed new features, such as the fire stairs, should be designed in such a way as to preserve the exterior historic features of the house, such as the windows. If this is accomplished, this standard will be met.
- #10: If all interior framing for doors and windows is preserved, and all historic materials stored on site, the proposed alterations may be considered "reverseable."

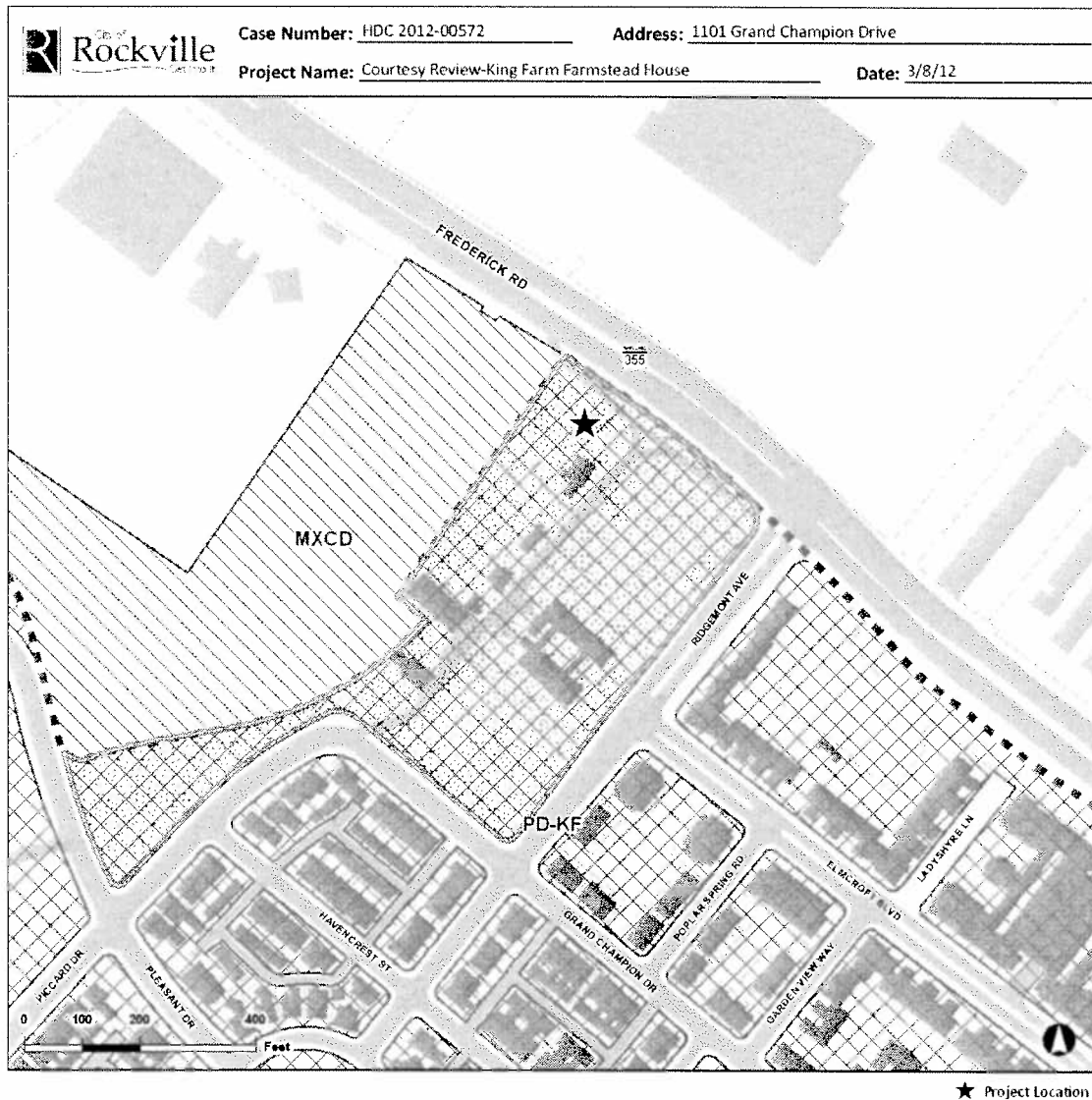
Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
-  2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
-  5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
-  8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
-  9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
-  10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



★ Project Location

ZONING



Legend

R-400 - Residential Estate	RMD-10 - Residential Medium Density	MXC - Mixed-Use Commercial
R-200 - Suburban Residential	RMD-15 - Residential Medium Density	MXCD - Mixed-Use Corridor District
R-150 - Low Density Residential	RMD-25 - Residential Medium Density	MXE - Mixed-Use Employment
R-90 - Single Unit Detached Dwelling, Restricted Residential	PD - Planned Development	MXNC - Mixed-Use Neighborhood Commercial
R-75 - Single Unit Detached Dwelling, Residential	IL - Light Industrial	MXT - Mixed-Use Transition
R-60 - Single Unit Detached Dwelling, Residential	PARK - Park Zone	MXTD - Mixed-Use Transit District
R-40 - Single Unit Semi-detached Dwelling, Residential	MXB - Mixed-Use Business	Special Exceptions
Clusters	Historic Preservation Parcels	Twinbrook Metro Performance District
Planned Developments	Lincoln Park Conservation Overlay	Town Center Performance District



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

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AND DEVELOPMENT SERVICES

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: KING FARMSTEAD

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE		PROPERTY ADDRESS		
NUMBER, STREET & ZIP		<u>1101 GILAND CHAMPION DR. ROCKVILLE</u>		
SUBDIVISION		LOT	BLOCK	
		<u>PARCEL A</u>	<u>A</u>	
ZONING		TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)	
NAME		MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP		PHONE / FAX / E-MAIL
APPLICANT*	FIRST	<u>SITHY</u>		<u>301-656-5437</u>
	LAST	<u>MUNSHIN</u>		
PROPERTY OWNER	FIRST	<u>BUNT</u>		<u>301-208-6700</u>
	LAST	<u>HALL</u>		
ARCHITECT Registration #	COMPANY	<u>STEVE S. SCHWARTZMAN, AIA, LEED, AP ARCHITECT</u>		
	LAST			
<u>15225</u>	<u>SCHWARTZMAN</u>	FIRST	<u>STEVE</u>	
SCOPE OF WORK*				
<input checked="" type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY		
<input checked="" type="checkbox"/> SIDING/TRIM	<input checked="" type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS		
<input checked="" type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE		
<input type="checkbox"/> PARKING LOT	<input checked="" type="checkbox"/> ROOFING	<input checked="" type="checkbox"/> NEW CONSTRUCTION		
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER		

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): RENOVATION OF MAIN FARMHOUSE AND CONSTRUCTION OF FIRE CODE ITEMS + IMPROVEMENTS, ALONG WITH FENCING + PLAYGROUND FOR USE AS A DAYCARE AND MONTESSORI SCHOOL

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

ROBERT D. EISINGER

Signature of Applicant

MUNSHIN
Agent for FAMILY ACADEMY OF BETHESDA

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC2012-00572</u>
Public Hearing Date:	_____
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	_____
Staff reviewer:	_____

Received by:	<u>Robert Eisinger</u>
Accepted by:	<u>3/1/2012</u>
Date:	<u>3/1/2012</u>

See reverse side
Revised 3/07

①



City of Rockville
 Department of Community Planning and Development Services
 Historic Preservation Office
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.

FAMILY ACADEMY OF BETHESDA, INC.

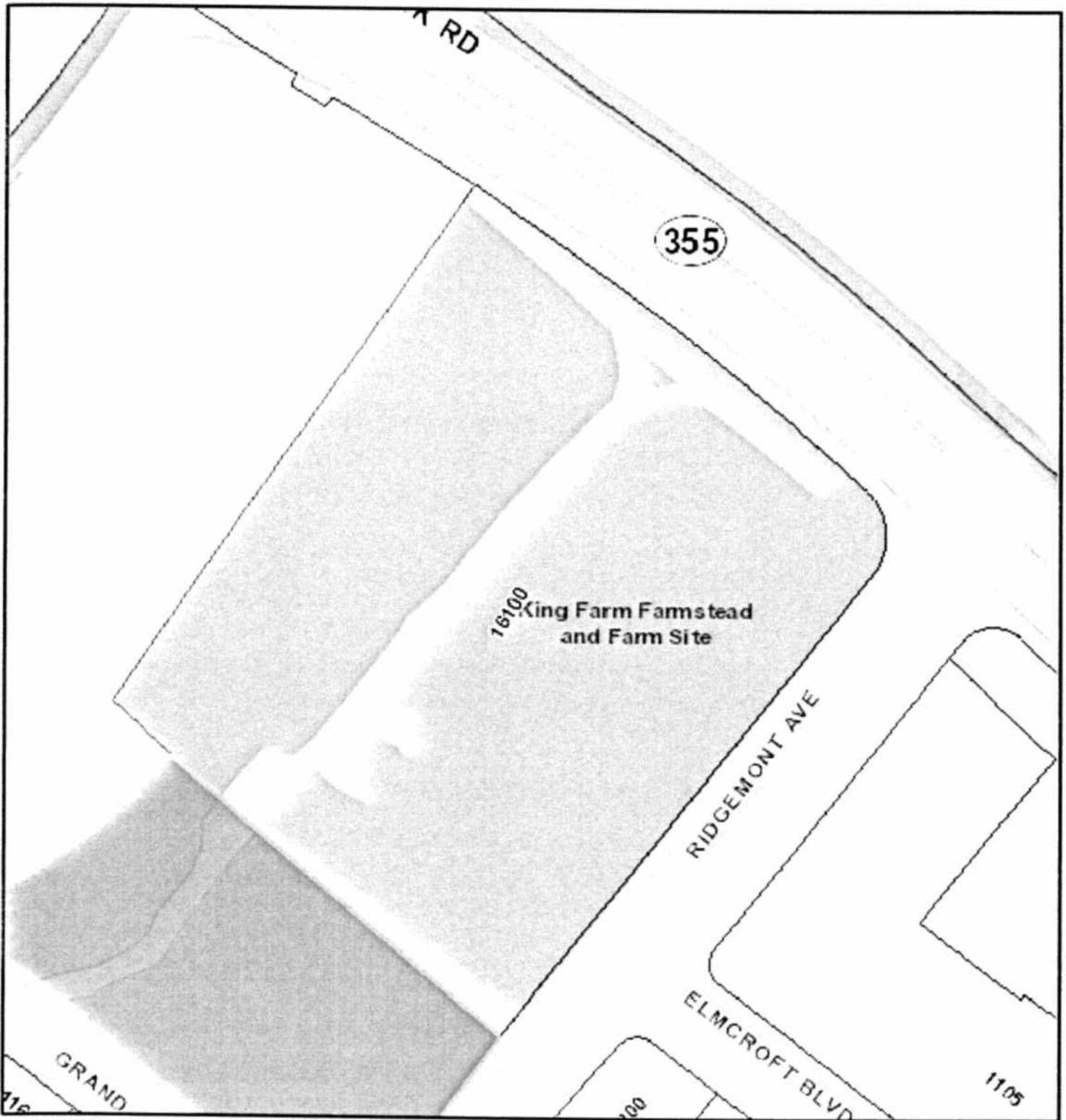
Applicant's Signature ROBERT O. ELINGER

March 1, 2012

Date

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

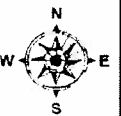
- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



Rockville
Maryland

16100 Frederick Road

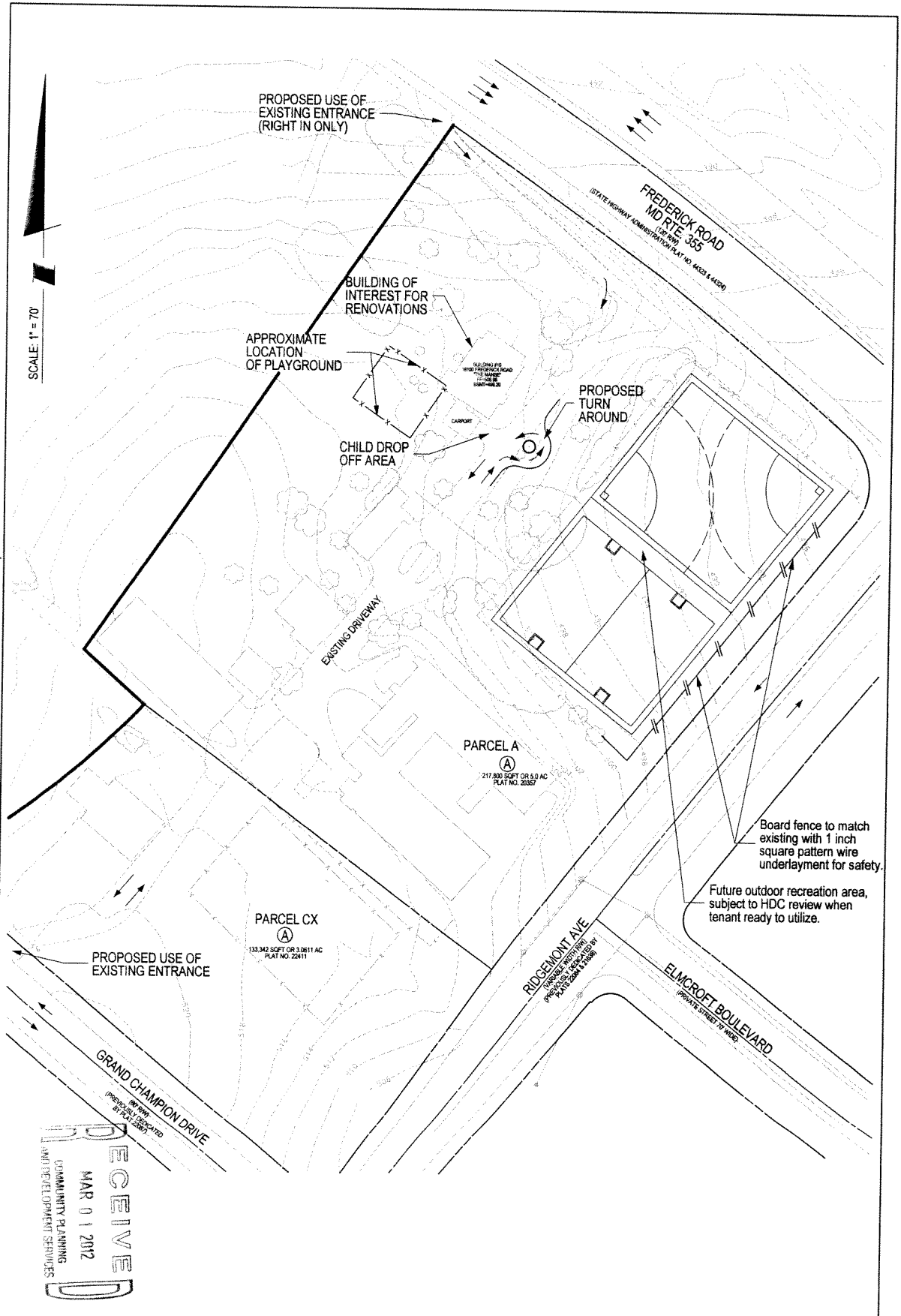
King Farm House



Printed: Apr 03, 2012

This map is to be used for reference purposes only. The City of Rockville does not guarantee the accuracy or currency of this map or data.

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LS Loiderman Soltesz Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750 FAX.301.948.9067

King Farm Family Academy
Base Exhibit

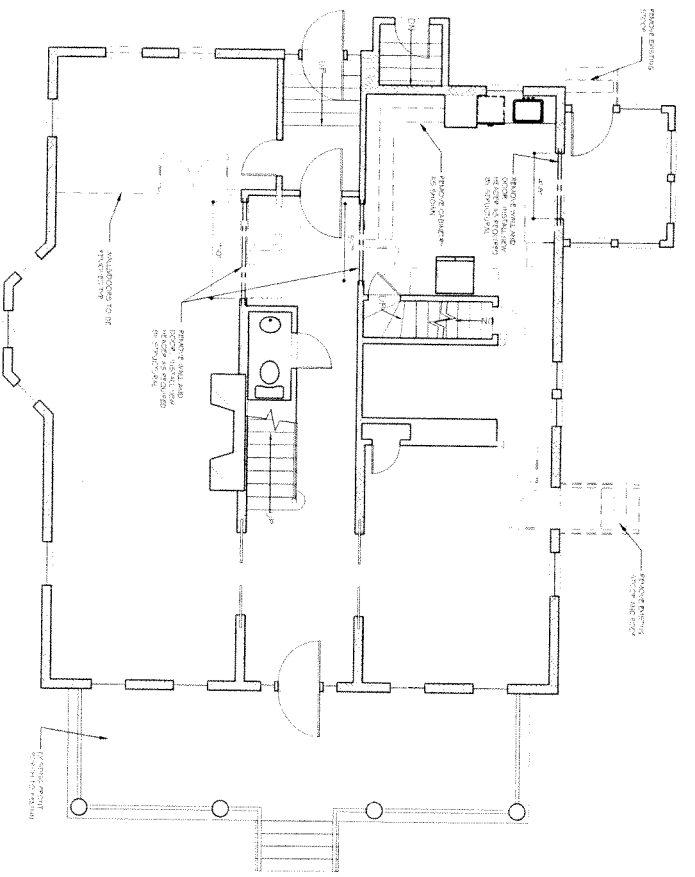
4

JOB NO. 1882-01-00 SCALE 1" = 70' DATE 2/29/12

LSAPLOTCOMMENTS

4415 Fayfield Dr.,
Bethesda, MD 20814
tel 740.401.0772
e-mail: ias5179@gmail.com

King Farm Day Care Center
1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY
OF BETHESDA

GROUND DEMOLITION PLAN

Score: **A-1**

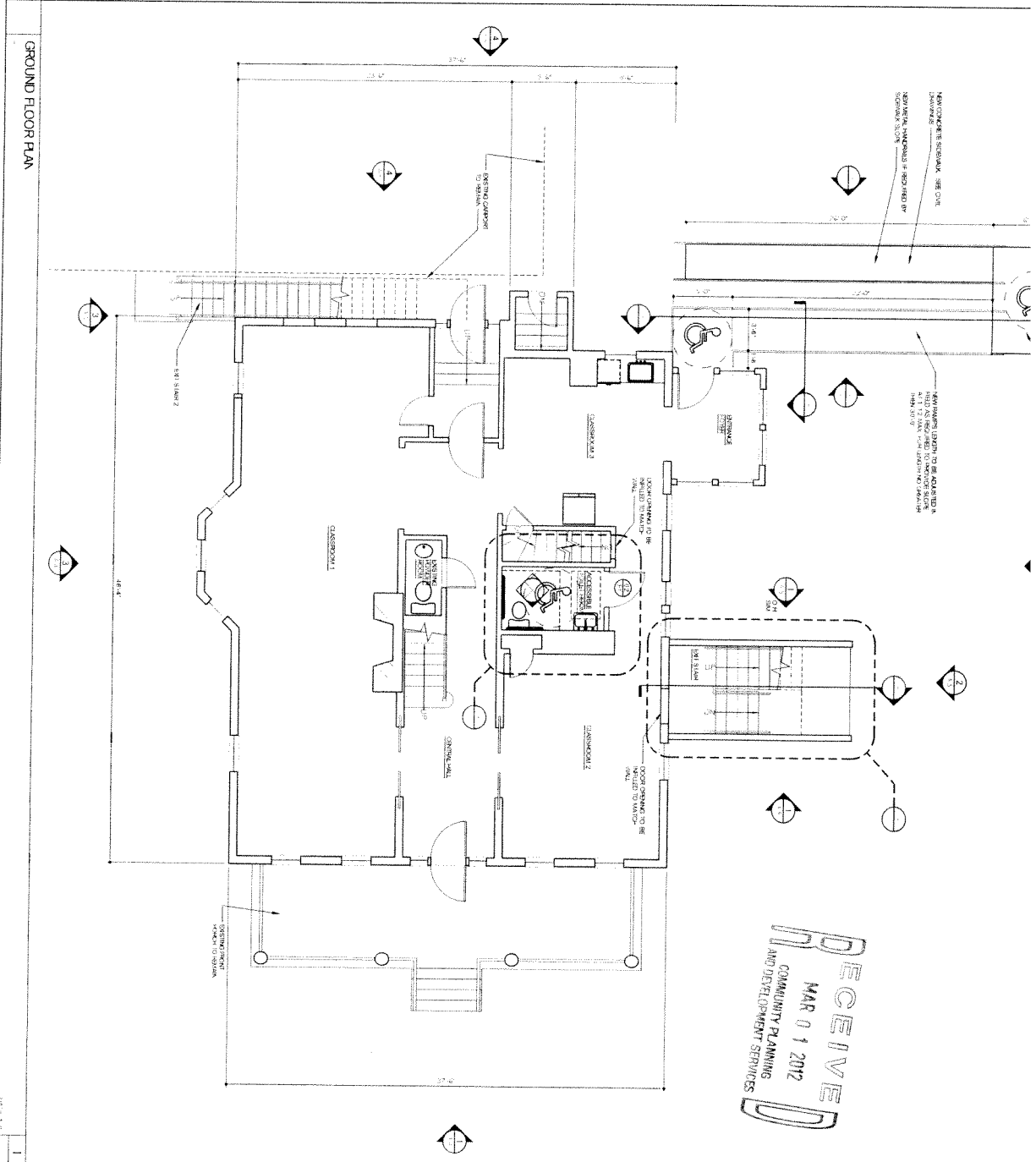
I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Maryland.

Licence number 15925
expiration date 01/30/2018

City Submission 02/23/2012

Project No: 2705

A-1



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King Farm Day Care Center
 1101 Grand Champion Drive
 Rockville, MD 20850

FAMILY ACADEMY
 OF BETHESDA

I certify that these documents were prepared
 or prepared by me, and that I am a duly
 Licensed Professional Engineer.
 License Number: 117126 (MD)

City Submission: 03/29/2012

Professional Seal
 Date: 03/29/2012
 Project Name: 1101

Scale: 1/8" = 1'-0"

1101 Grand Champion Drive
Rockville, MD 20850

I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Maryland.
License number 25225
Expiration date 7/1/01-2013

City Submission 02/28/2015

<p>1. $\mathcal{P}(\mathcal{A})$ is a σ-algebra on \mathcal{A}.</p> <p>2. $\mathcal{P}(\mathcal{A})$ is the smallest σ-algebra on \mathcal{A} containing \mathcal{A}.</p> <p>3. $\mathcal{P}(\mathcal{A})$ is the collection of all subsets of \mathcal{A} that can be obtained from \mathcal{A} by a countable number of set-theoretic operations.</p>	<p>1. $\mathcal{P}(\mathcal{A})$ is a σ-algebra on \mathcal{A}.</p> <p>2. $\mathcal{P}(\mathcal{A})$ is the smallest σ-algebra on \mathcal{A} containing \mathcal{A}.</p> <p>3. $\mathcal{P}(\mathcal{A})$ is the collection of all subsets of \mathcal{A} that can be obtained from \mathcal{A} by a countable number of set-theoretic operations.</p>
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Professional Seal

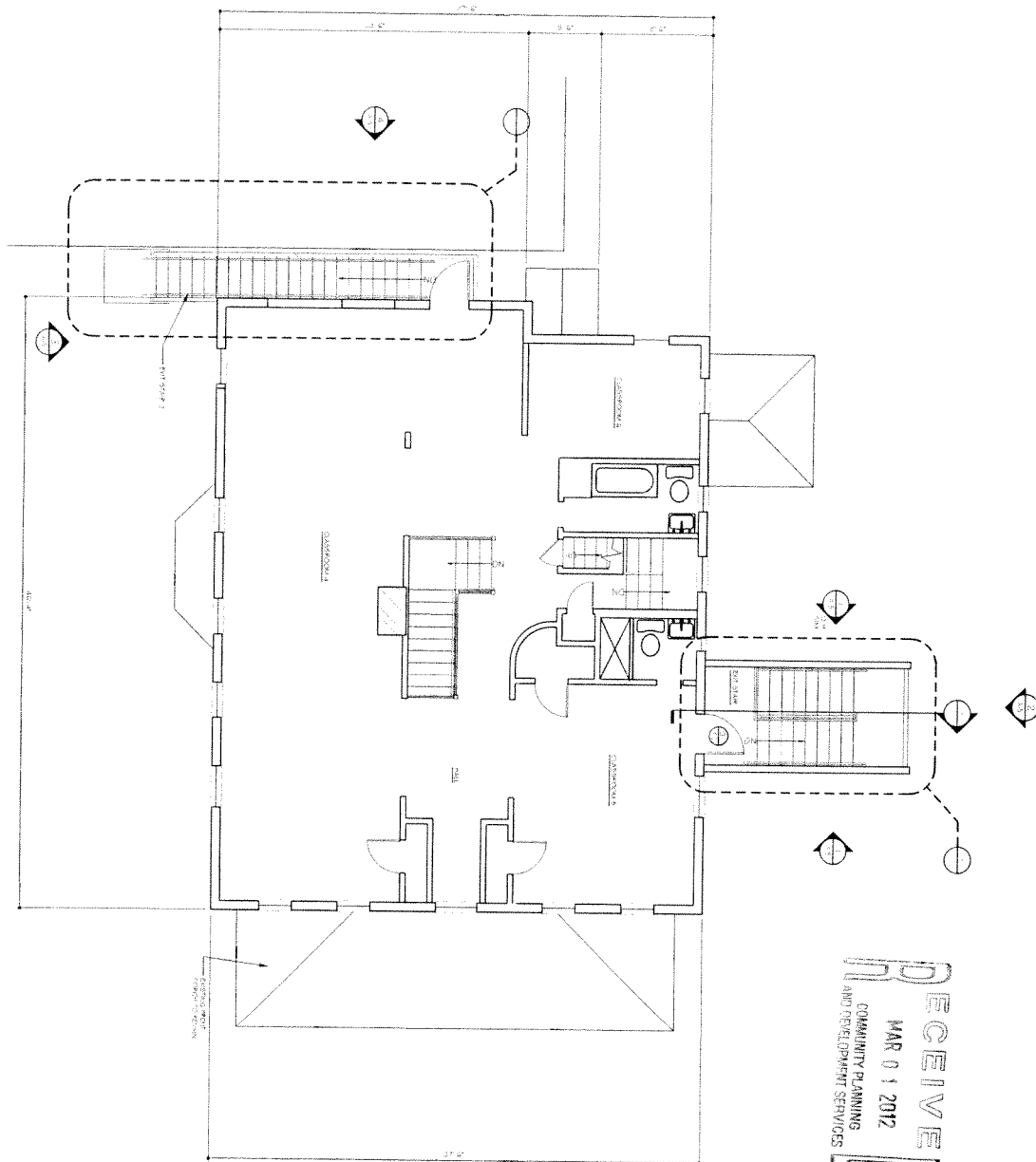
① **Site** **Project No:** **1201**

Plans

Scale: As Noted

A-3

2ND FLOOR PLAN



5

Architect:
 Date:
 Project Name:

King Farm Day Care Center
 1101 Grand Champion Drive
 Rockville, MD 20850

**FAMILY ACADEMY
 OF BETHESDA**

8

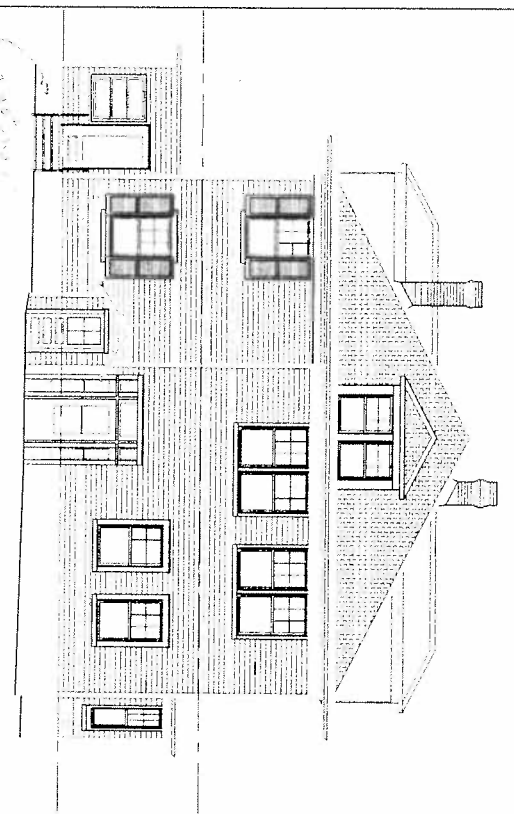
I certify that these drawings were prepared
 or prepared by me, and that I am a duly
 Licensed Architect under the laws of the State
 of Maryland, License Number: 0000000000
 Expiration Date: 11/15/2015

City: Silver Spring
 Date: 08/16/2017

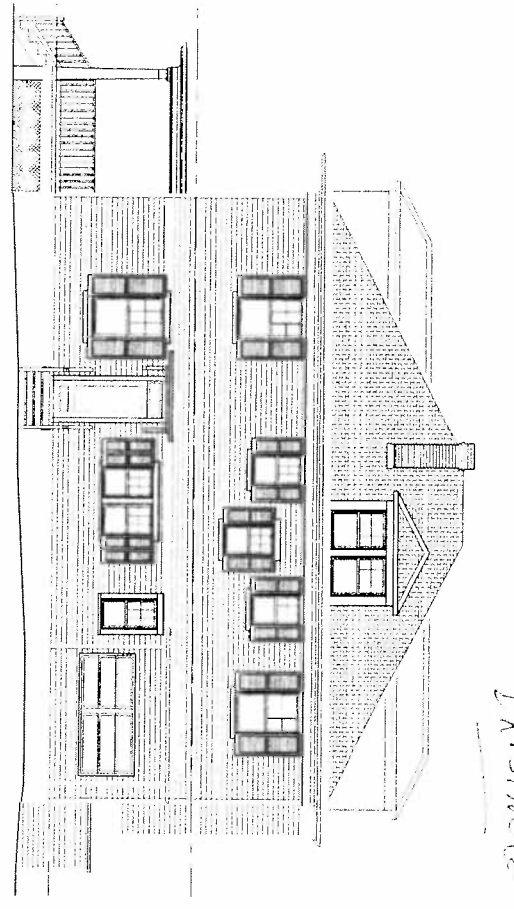
COMMUNITY PLANNING
 AND DEVELOPMENT SERVICES
 MAR 01 2017
 0-4-10
 Project No. 1901
 Elevation

Scale: As Noted

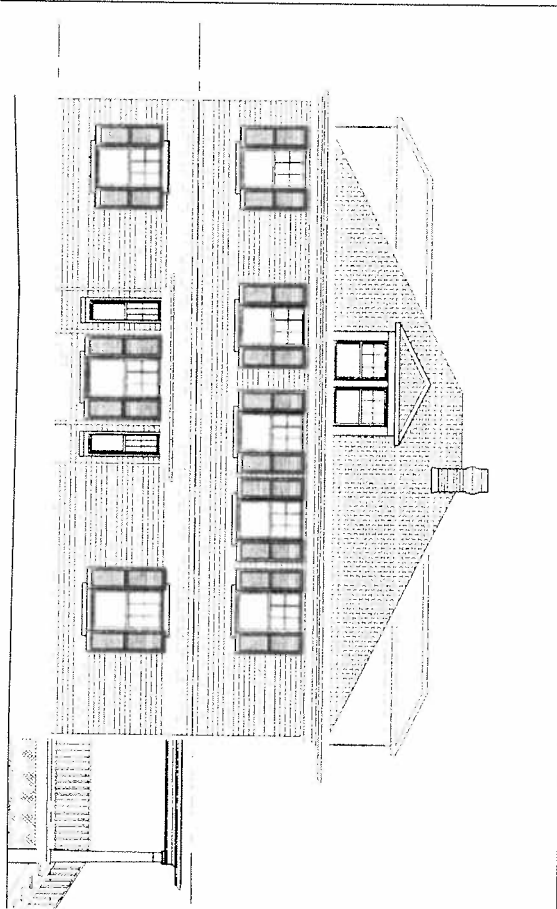
A-4



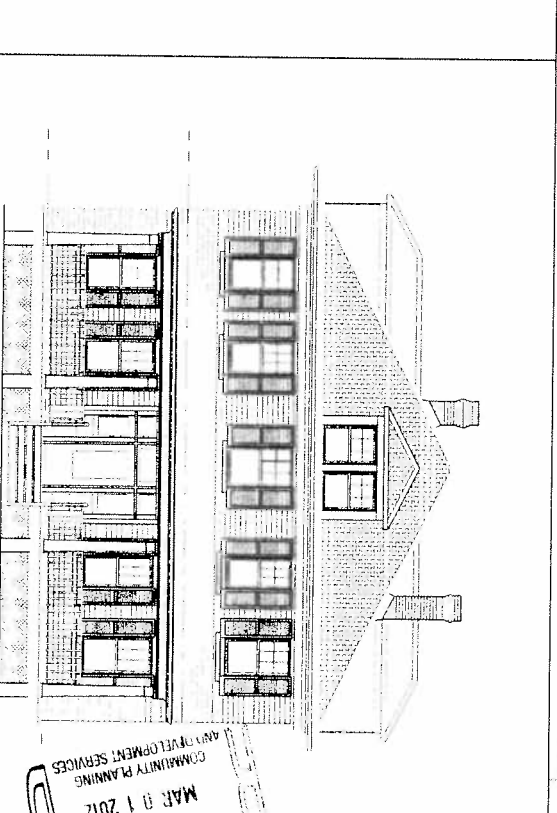
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

King Farm Day Care Center

1101 Grand Champion Drive
 Rockville, MD 20850

9

FAMILY ACADEMY OF BETHESDA

1. King Farm Day Care Center, 1101 Grand Champion Drive, Rockville, MD 20850. Project No. 1101-001. Architect: J. Schwaninger, AIA, LEED AP. 11/15/2003

Project Drawing: 11/15/2003
 City: Bethesda, MD 20814
 On: 11/15/2003

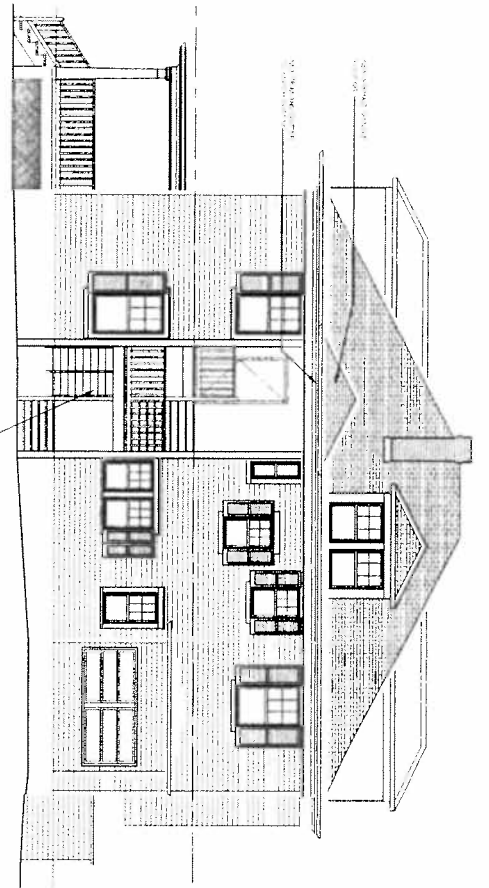
Exterior Elevation

1

Other: Project No. 1101
 East Side
 Elevations

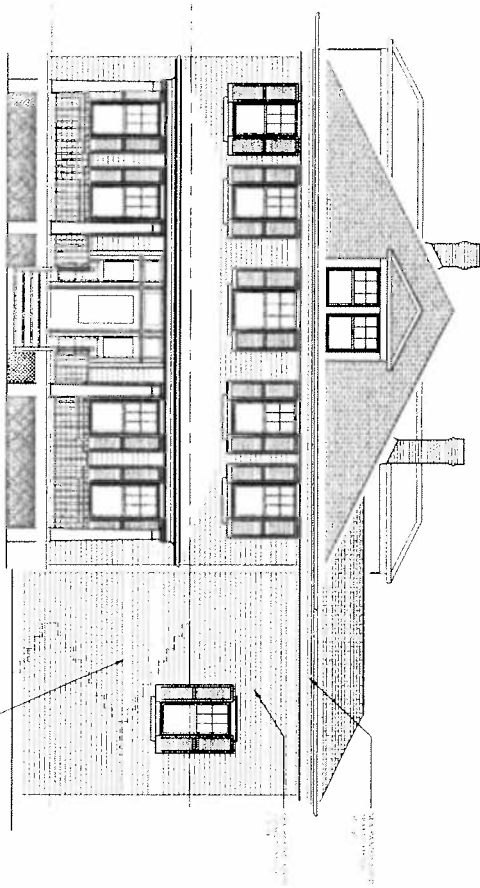
Scale: As Shown

A-5



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION